

GENERAL SURVEYOR NOTES:
1. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (S 45°01'30" E) along the northeast line of the 103.916 acre Homewood, LLC tract recorded in Volume 8938, Page 97 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plot.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. The building setback requirements are established by the City of Bryan Code of Ordinances.
4. Unless otherwise indicated, all distances shown along curves are arc distances.
5. ZONING: PD-H
6. Proposed Land Use: Single Family Residential (31 Lots)
7. Right-of-way Acreage: 2.33 Ac.
8. Common Area shall be owned & maintained by Homeowner's Association.
9. The parkland required for this development is dedicated under a separate instrument (Vol. , Pg.).
10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
○ - 1/2" Iron Rod Found
⊙ - 3/4" Iron Pipe Found
○ - 3/4" Iron Pipe Set
11. Abbreviations:
C.A. - Common Area
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 22°03'20" E	51.89'
L2	S 52°26'15" W	32.19'
L3	N 6°54'02" E	91.04'
L5	N 44°57'24" E	50.00'
L6	N 45°01'30" W	56.75'

CERTIFICATION OF THE SURVEYOR

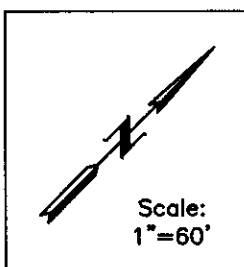
STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	25°17'39"	1134.00'	500.82'	254.48'	S 44°00'55" W	496.57'
C2	8°55'57"	935.00'	145.77'	73.03'	S 21°57'18" E	145.62'
C3	101°08'32"	25.00'	44.13'	30.40'	S 76°59'31" E	38.62'
C4	21°39'32"	1140.00'	430.94'	218.07'	N 24°50'16" W	428.38'
C5	7°06'29"	840.00'	104.21'	52.17'	N 17°33'44" W	104.14'
C6	56°36'13"	750.00'	740.84'	403.86'	N 35°12'09" E	711.17'
C7	66°32'06"	25.00'	29.03'	16.40'	S 11°45'27" E	27.43'
C8	14°15'43"	565.00'	140.64'	70.68'	N 28°38'27" E	140.28'
C9	102°35'11"	25.00'	44.76'	31.20'	S 83°40'55" W	39.02'
C10	18°08'29"	150.00'	47.49'	23.95'	S 23°19'05" W	47.30'
C11	34°03'11"	1036.71'	616.15'	317.48'	N 31°16'26" E	607.13'
C12	62°18'48"	25.00'	27.19'	15.11'	S 17°08'46" W	25.87'
C13	86°05'59"	25.00'	37.57'	23.35'	S 9°23'15" W	34.13'
C14	99°04'25"	25.00'	43.23'	29.31'	S 78°01'33" E	38.04'
C15	79°58'23"	25.00'	34.90'	20.97'	N 12°27'02" E	32.13'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C16	13°31'41"	985.00'	232.57'	116.83'	S 20°46'20" E	232.03'
C17	29°35'31"	50.00'	25.83'	13.21'	N 28°48'18" W	25.54'
C18	47°27'54"	65.00'	53.85'	28.58'	S 1°13'30" E	52.32'
C19	31°17'06"	50.00'	27.30'	14.00'	N 61°28'24" E	26.96'
C20	31°34'59"	986.71'	543.90'	279.05'	N 30°02'20" E	537.04'
C21	23°46'27"	200.00'	82.99'	42.10'	S 28°08'04" W	82.39'
C22	83°02'48"	25.00'	36.24'	22.14'	N 3°30'06" W	33.15'
C23	15°39'10"	1125.00'	307.34'	154.63'	S 21°50'08" E	306.39'
C24	7°12'45"	855.00'	107.63'	53.89'	N 17°37'45" W	107.56'



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume , Page and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal on this day of 20.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the day of 20 and same was duly approved on the day of 20 by said Commission.

Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McClure, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the day of 20, in the Official Records of Brazos County, Texas in Volume Page

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

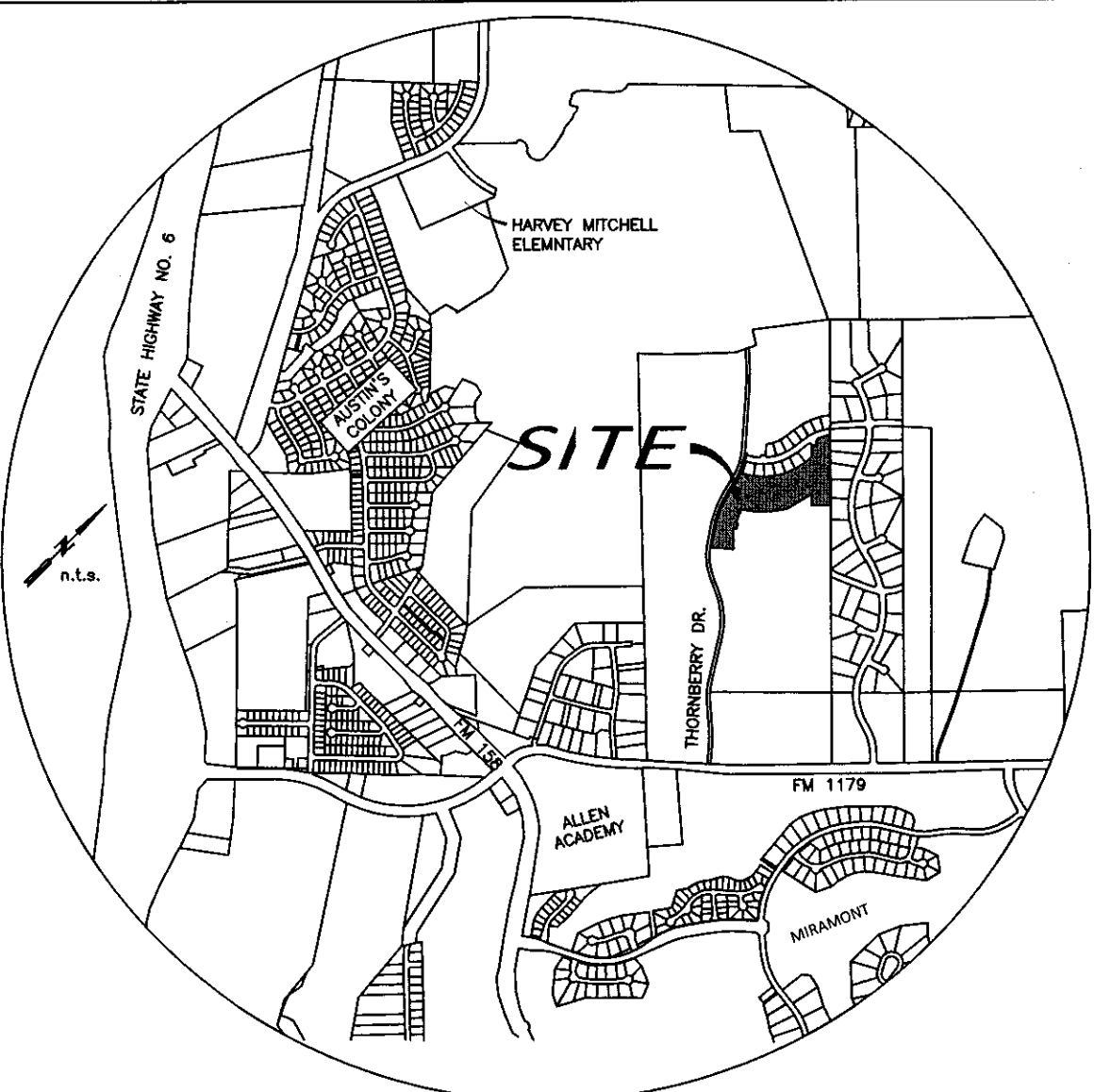
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of 20.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of 20.

City Planner, Bryan, Texas



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Bryan, Brazos County, Texas and being part of the 103.916 acre tract described in the deed from Anne Richter Carter, Robert Brennan Carter and George Francis Carter, Jr. to Homewood, LLC recorded in Volume 8938, Page 97 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the northeast corner of GREENBRIAR PHASE 12 Subdivision as recorded in Volume 11349, Page 253 (O.R.B.C.), the west corner of Lot 19, Block 2, RIVERSTONE SUBDIVISION, PHASE TWO as recorded in Volume 9322, Page 190 (O.R.B.C.), the south corner of the 70-foot wide River Rock Drive right-of-way (9322/190) and being in the northeast line of the said 103.916 acre Homewood, LLC tract;

THENCE: S 45° 01' 30" E along the common northeast line of the said 103.916 acre Homewood, LLC tract and the southwest line of the said RIVERSTONE SUBDIVISION, PHASE TWO for a distance of 769.53 feet to a 1/2-inch iron rod set for corner, from whence a found 1/2-inch iron rod marking the east corner of the said 103.916 acre tract bears S 45° 01' 30" E at a distance of 2272.96 feet for reference;

THENCE: into the interior of the said 103.916 acre Homewood, LLC tract for the following eleven (11) calls:

- 1) S 44° 58' 30" W for a distance of 199.66 feet to a 1/2-inch iron rod set for corner,
- 2) N 45° 01' 30" W for a distance of 120.11 feet to a 1/2-inch iron rod set for corner,
- 3) S 13° 31' 37" W for a distance of 313.44 feet to a 1/2-inch iron rod set for corner,
- 4) 500.62 feet in a clockwise direction along the arc of a curve having a central angle of 25° 17' 39", a radius of 1134.00 feet, a tangent of 254.46 feet and a long chord bearing S 44° 00' 55" W at a distance of 496.57 feet to a 1/2-inch iron rod set for corner,
- 5) 145.77 feet in a counter-clockwise direction along the arc of a curve having a central angle of 08° 55' 57", a radius of 935.00 feet, a tangent of 73.03 feet and a long chord bearing S 21° 57' 18" E at a distance of 145.62 feet to a 3/4-inch iron pipe set for the Point of Compound Curvature,
- 6) 44.13 feet along the arc of said compound curve having a central angle of 101° 08' 32", a radius of 25.00 feet, a tangent of 30.40 feet and a long chord bearing S 76° 59' 31" E at a distance of 38.62 feet to a 3/4-inch iron pipe set for corner,
- 7) S 22° 03' 20" E for a distance of 51.89 feet to a 1/2-inch iron rod set for corner,
- 8) S 52° 26' 15" W for a distance of 32.19 feet to a 1/2-inch iron rod set for corner,
- 9) S 45° 57' 25" E for a distance of 184.89 feet to a 1/2-inch iron rod set for corner, and
- 10) S 49° 40' 26" W for a distance of 228.48 feet to a 1/2-inch iron rod set for corner in the northeast right-of-way line of Thornberry Drive (based on a 100-foot width recorded in Volume 9828, Page 120 [O.R.B.C.]);

THENCE: along the said northeast right-of-way line of Thornberry Drive for the following four (4) calls:

- 1) N 35° 40' 02" W for a distance of 111.07 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right;
- 2) 430.94 feet along the arc of said curve having a central angle of 21° 39' 32", a radius of 1140.00 feet, a tangent of 218.07 feet and a long chord bearing N 24° 50' 16" W at a distance of 428.38 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- 3) N 14° 00' 30" W for a distance of 177.12 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left;
- 4) 104.21 feet along the arc of said curve having a central angle of 07° 06' 29", a radius of 840.00 feet, a tangent of 51.89 feet and a long chord bearing N 17° 33' 44" W at a distance of 104.14 feet to a found 1/2-inch iron rod marking the south corner of the said GREENBRIAR PHASE 12 Subdivision;

THENCE: along the easterly line of said GREENBRIAR PHASE 12 for the following seven (7) calls:

- 1) 740.94 feet in a counter-clockwise direction along the arc of a curve having a central angle of 56° 36' 13", a radius of 750.00 feet, a tangent of 403.86 feet and a long chord bearing N 35° 12' 09" E at a distance of 711.17 feet to a found 3/4-inch iron pipe for the Point of Tangency,
- 2) N 06° 54' 02" E for a distance of 91.04 feet to a found 1/2-inch iron rod for corner,
- 3) N 45° 01' 30" W for a distance of 125.89 feet to a found 3/4-inch iron pipe for corner,
- 4) N 44° 57' 24" E for a distance of 50.00 feet to a found 1/2-inch iron rod for corner,
- 5) N 45° 01' 30" W for a distance of 56.75 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right,
- 6) 29.03 feet along the arc of said curve having a central angle of 66° 32' 06", a radius of 25.00 feet, a tangent of 16.40 feet and a long chord bearing N 11° 45' 27" W at a distance of 27.43 feet to a found 3/4-inch iron pipe for the Point of Compound Curvature, and
- 7) 140.64 feet along the arc of said curve having a central angle of 14° 15' 43", a radius of 565.00 feet, a tangent of 70.68 feet and a long chord bearing N 28° 38' 27" E at a distance of 140.28 feet to the POINT OF BEGINNING and containing 13.110 acres of land, more or less.

APPROVED
Site Plan
PLAT
Initials
Date
FINAL PLAT

GREENBRIAR,
PHASE 15

LOTS 1-8, BLOCK 20, LOTS 1-8, BLOCK 21,
LOTS 1-13, BLOCK 22, AND LOTS 1-2, BLOCK 23

13.110 ACRES

JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

NOVEMBER 2014
SCALE: 1" = 60'

Owner:
Homewood, LLC
311 Cecelia Loop
College Station, Texas 77845
979-229-7275

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

MB